

Biggest Home Building Year in Salt Lake's History.

BUILDING operations during the year just passed have been very active, according to the records in the office of City Building Inspector F. W. Lewis, and the amount of work has exceeded that of the year 1902 by several hundred thousand dollars. There have been a number of large structures completed this year for which permits were issued last year, and vice versa before, and hence they are not included in the records of this year's buildings. There have also been a number of large buildings started this year, but the great majority of the permits were issued for residences and terraces. This emphasizes the fact that Salt Lake is fast taking its place in the front rank of residence cities.

Building Inspector Lewis states that conditions have been very favorable for building during the year, and that the prospects are bright for next year. The price of material has remained about the same this year as last, but there has been a slight increase in wages paid to laborers in this line of work. There is one thing that can always be depended upon, and that is that persons when taking out permits invariably underestimate the value of their buildings for the purpose of escaping full value taxation, and it is safe to say that by adding 50 per cent to the value given in the permit one will come much nearer the exact cost of the buildings.

Up to the first of December this year there have been 549 permits issued as compared with 603 for the entire year 1902. The total value of the buildings as shown on the permit record this year is \$1,323,253. Add to this 20 per cent on account of under-estimation and the result will be \$1,587,903, which is nearer the exact value of the buildings this year. Last year the total valuation with the 20 per cent added was \$1,325,774, making an increase this year over last of \$262,129.

This does not, of course, include work done on buildings which were started last year. It is estimated that work done on various large buildings this year, which were commenced last year and the year before will amount to \$1,250,000. Among the buildings upon which thousands of dollars have been expended this year are the Federal building, which has just been completed, the Packard library, the new St. Mary's cathedral, the Presbyterian church, the Y. M. C. A. building, the new state fair building, the O. S. L. roundhouse and other buildings in its new yards, which cost \$250,000, and a number of smaller buildings. On the Y. M. C. A. building alone it is estimated that \$100,000 has been spent this year.

Among the large buildings now in process of construction, outside of residences and terraces, are the Herald building, at a cost of \$100,000, the Orpheum theater, \$125,000, the Clayton investment company building, \$22,000, the Methodist church, \$22,000; Z. C. M. I. warehouse, \$22,000, the new hotel on the site of the old Methodist church, \$20,000; the University of Utah gymnasium, \$25,000; the office building on the site of the old Auditorium apartment house, \$20,000; the Greek church, \$7,000; the Hearn building, on the corner of Second South and Floral avenue, \$50,000; the Masonic temple, \$75,000, and other more buildings. The year's builders and the permits granted to them are as follows:

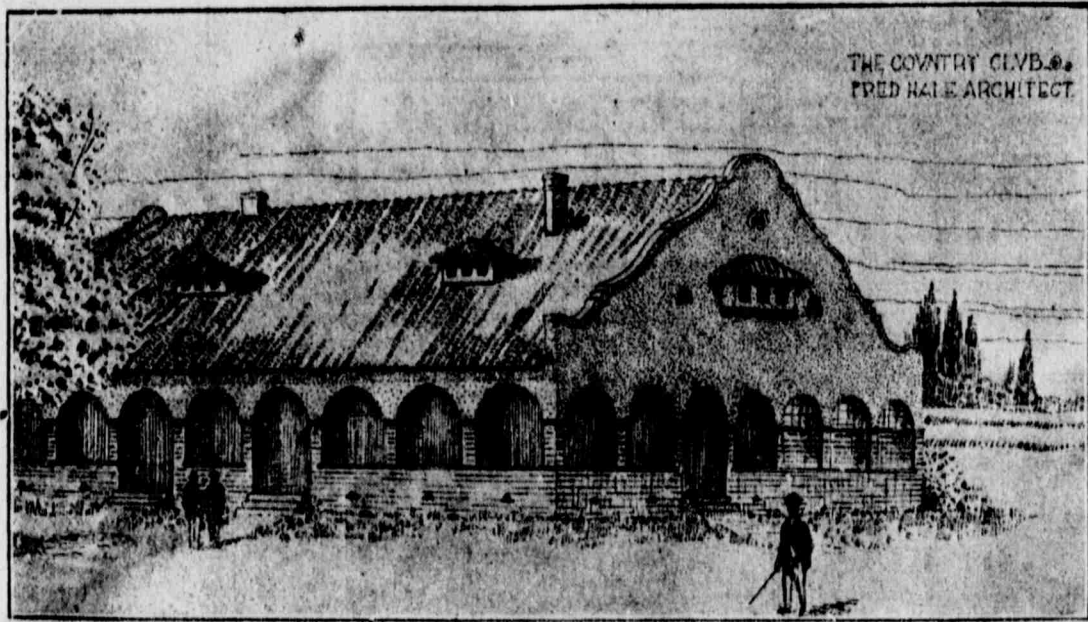
FIRST MUNICIPAL WARD.

James Peery, between Sixth and Seventh South, brick cottage, 2-story, 11x15 ft., 1,500	Wm. G. Ebert, 45 Third East street, 2-story brick, 1,500	W. G. Lovern, 1175 East Fourth South, brick cottage, 1,400	Mrs. Harriet Lunn, 420 Twelfth East street, repairs, 15	Mrs. Bell Hagen, Lincoln between Tenth and Eleventh South, frame cottage, 800	J. W. Andrews, corner Eleventh East and Washington avenue, brick store, 1,000	Frank Langston, 775 Second East, rebuilding burned house, 375	A. Matson, Green street, between Seventh and Eighth South, two brick cottages, 2,000	O. P. Peterson, Fifth South between Eighth and Ninth East, modern brick cottage, 2,000	Lorenzo Snow, Keyser's court, two brick cottages, 1,700	Stephen W. Alley, 940-942 Ninth East, two brick cottages, 2,400	George Bentley, 522 Sixth East street, frame barn, 200	N. Smith, Fairmont avenue, frame barn, 40
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G. Gillet, 434 Fourth East street, double 2-story brick house, 4,000	E. P. Bernstrom, Bryan avenue, frame cottage, 700	Geo. A. Moss, Garfield avenue, brick cottage, 1,500	Ashton Bros., Garfield avenue, two brick cottages, 2,000	Mrs. Eliza Kennedy, 529 East Third South, frame addition, 300	John Klasinger, Tenth South and Thirteenth East, brick cottage, 800	Mrs. Buck, 524 West Third South, brick cottage, 1,400	Joseph Christensen, Fourth East and Express avenue, frame house, 200	George Channel, 544 Fourth East street, brick veneered, 800	Richard Chamberlain, 651 Eighth South street, double brick house, 1,500	Ed Chamberlain, 649 East Eighth South, double brick house, 1,300	Louis Beratz, 628 East Third South, frame addition, 600	H. L. Penrose, Ninth East between Ninth and Tenth South, 2-story modern brick house, 2,000	Charles J. Landh, 828 East Fifth South, brick cottage, 2,000	Mrs. M. Bowman, Seventh East between Sixth and Seventh South streets, frame cottage, 800	R. H. Foster, 248 East Third South street, additions, 175	J. Forstner, 1 East between Sixth and Seventh South, frame barn, 130	C. H. Perkes, Milton avenue, cottage, 1,500	Ephraim Cederlof, 1019 East Fourth South, frame addition, 100	Frank P. Adams, Tenth East between Tenth and Eleventh South, 4-room brick cottage, 1,000	A. Buchanan, 1009 Lake street, brick cottage, 1,000	S. & C. S. Vedner, one triple 2-story terrace, 8,400	S. & C. S. Vedner, two double 2-story brick houses, 10,000	S. & C. S. Vedner, six 1-story cottages, 11,100 each, 6,600	H. Anderson, Park avenue, brick cottage, 1,000	H. B. Davies, rear 826 East Third South street, barn and store room, 200	Mrs. David Deutz, 1151 Downing street, brick cottage, 2,000	R. V. Hunt, Twelfth East and Sixth South street, brick cottage, improvements, 3,000	Mr. Keate, 51 East Sixth South street, improvements, 600	G. Parry, 579 Lake street, brick cottage, 1,500	Mrs. Laura H. Milliron, Seventh East and Fourth South, 14-story brick cottage, 3,800	Mrs. Laura H. Milliron, Seventh East and Fourth South, frame barn, 350	John M. Baxter, 732 Hawthorne avenue, frame cottage, 2,000	Ernest D. Ruml, 563 Seventh East, brick cottage, 2,000	U. Picknell, rear 623 Main street, 1-story double terrace, 1,500	Mrs. Able A. Sermon, Tenth East between Richmond and Logan, brick cottage, 1,000	Mrs. Moffat, Fourth South between Second and Third East, three brick cottages, 2,400	J. G. McDonald, Fourth South between Main and State, 2-story brick store and rooms above, 5,000	James Thomson, 322 Eleventh East street, brick cottage, 1,000	Mrs. Mary P. Underwood, 1000 East, brick cottage, 1,000	Fred Furniture Co., rear 20 to 40 East Third South, brick barn, 1,000	Frank Sundquist, Windsor avenue and Belmont, brick cottage, 1,500	George Stringfellow, Sixth South between Fourth and Fifth East, brick cottage, 2,500	Miss Agnes Sutherland, 12 West Capital avenue, brick cottage, 1,000	J. A. Reeder, Foster avenue, brick cottage, 1,000	J. J. Daly, 327 South Main street, brick store, 2,700	Ernest Strong, 336 Ninth East street, brick addition, 1,000	Salt Lake Brewing company, Tenth East and Fifth South, brick office, 4,000	Mr. Beveridge, 400 Main street, 1-room brick, 400	Mr. Hisey, 429 Galena street, 1 1/2-story brick house, 1,700	Mrs. Erickman, corner Fourth South and University, brick cottage, 1,700	Mr. Johnson, 1928 State street, brick cottage, 1,500	A. C. Knight, Tenth East below Tenth South, brick cottage, 700	Mattie A. Welt, 835 Olive street, addition and front porch, 400	William Vler, 532 Fourth East, brick addition, 500	Mrs. B. R. Rose, Fourth South and Third East streets, four brick cottages, 5,000 each, 6,000	J. W. Dalley, Tenth East between Tenth and Eleventh South, frame cottage, 700	Miss H. R. Woodbury, 734 South Wellington avenue, brick cottage, 1,500	Mr. McQuinn, 478 East Fourth South street, brick addition, 600	J. W. McMurrin, 20 East Sixth South, brick addition, 1,700	M. E. McMurrin, Sixth South and Main, brick cottage, 1,700	Mrs. John Chesire, Seventh East between Eighth and Ninth South, brick cottage, 1,800	C. C. Spooner, 1129 Milton avenue, brick cottage, 1,000	C. C. Spooner, 1136 Milton Avenue, brick cottage, 1,000	Carl A. Erickson, 347 East Fifth South street, double brick cottage, 1,500	Mrs. Mulin Fifth East, between Eighth and Ninth South, 1,000	L. E. Juersen, 215 East Seventh South, brick addition, 600	Mrs. Katie Heinicke, rear 829 East Sixth South street, frame structure, 75	H. P. Nelson, Tenth East between Seventh and Eighth South, frame cottage, 300	E. G. Klidder, 1014 Ninth East street, frame barn, 200	Mrs. Mary E. Jones, Third East between Eighth and Ninth South, brick cottage, 300	W. J. Gray, Sixth South and Fourth East streets, 2-story double brick house, 2,500	D. H. Meier, Ninth East between Fifth and Sixth South, brick cottage, 2,000	Mrs. E. D. Croxford, Twelfth East and Eleventh South, frame house, 400	Frank Threlkeld, Tenth East below Ninth South, 2-room brick cottage, 600	Edward W. Brady, 709 Seventh East street, 4-room brick cottage, 1,500	William Deann, Maple avenue, frame cottage, 575	C. C. Pratt, Lincoln avenue, brick cottage, 200	L. L. Goddard, Rice street, between Fourth and Fifth South and Sixth and Seventh East, 800	T. J. Tompkins, Lincoln avenue, brick cottage, 1,500	Hugh Ward, Eleventh South and Eleventh East streets, frame cottage, 100	E. W. Lovell, Seventh South between Ninth and Tenth East, brick cottage, 1,000	H. P. Barnhart, 238 East Fourth South street, brick cottage, 1,000	Mrs. Jessie Siegfus, 672 Twelfth East street, brick cottage, 1,000	Frank Butcher, Second East and Ninth South, 2-room frame house, 100	East between Fourth and Fifth South, brick cottages, 2,000	Mrs. Anna Jespersen, Iverson's court, brick cottage, 900	Mrs. Mattie Woodard, 2 East Sixth South, additions, 300	Mrs. Emma D. Ward, Ninth East between Ninth and Tenth South, brick cottage, 2,000	Mrs. Hannah Gayler, Fourth East between Eighth and Ninth South, 2-story frame addition, 300	W. J. Swanger, Floral lane, double brick cottage, 1,700	Edward E. Fisher, Ninth East near Tenth South, modern 2-story brick, 2,500	Mrs. Anna Cardwell, Maple avenue, brick cottage, 700	Charles Schmitter, 816 Ninth East street, brick cottage, 2,000	J. F. Pruehl, rear 522 East Third South, brick cottage, 1,000	Maria Olson, Visiting court, brick cottage, 1,000	John E. Kendrick, Ninth East between Ninth and Tenth South, brick cottage, 2,000	Hyram Jensen, Ninth East between Ninth and Tenth South, brick cottage, 1,200
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RECORD BY MUNICIPAL WARDS.

FIRST MUNICIPAL WARD,	\$330,588
SECOND MUNICIPAL WARD,	286,326
THIRD MUNICIPAL WARD,	186,292
FOURTH MUNICIPAL WARD,	291,144
FIFTH MUNICIPAL WARD,	578,431
TOTAL,	\$1,672,781
Work on Buildings for which permits were issued last year, and on Buildings for which no permits were secured,	\$1,250,000
GRAND TOTAL,	\$2,922,781



THE COUNTRY CLUB TO BE ERECTED EARLY IN 1906.

Year's Big Realty Deals Exceed \$2,000,000.

THERE have been more realty deals in this city during the current year, of over \$10,000, than any cursory thought would suggest; and when listed together indicate at once that a very heavy amount of business was transacted in real estate in the aggregate, which augurs well for the future of the city. Few of these deals have been purely speculative, the sales meaning for the most part legitimate investment involving building immediately or in the near future. Following is the list of deals involving \$10,000 or over:

State street, 824 ft. adjoining the Independent Telephone building, Stevens Estate to Messrs. Haack & Bradshaw of Los Angeles, \$10,000.
State street, south of The Halls, 494 ft., J. Houston to Riegel & Dreyfus, \$17,525.
165 ft. front, Zion's Savings bank to Brown, Terry & Woodruff, \$50,000.
State street, north of Victoria alley, 15 ft. front, W. J. Halloran to R. A. Roman, \$4,000.
Manitowish hotel, East Third South street, 78 ft. front, Hamilton G. Park to Henry Phillips, \$45,000.
Corner of S. and South Temple street, two 5x108 ft. D. Grant to J. E. Walker, \$20,000.
172 East South Temple street, 49x165 ft. Judge James Miner to Dr. Mayo, \$15,000.
253-3 West Second South street, 41 ft. S. Holmes and Frank Knox, for \$16,000.
Descombes home, to the east of the church, two rods front; Church corporation to same grantees, \$22,000.
Auditorium hotel (Old Methodist seminary), adjoining to the east, four rods; the church corporation to P. A. Sorenson, \$36,000.
First Presbyterian church property, 125x125 ft., corner of Second South and Second East streets, to G. S. Holmes and R. A. Roman, \$30,000.
Old Armory corner, West Temple and Market streets, 74x255 ft. Pioneer Investment company to G. S. Holmes and R. A. Roman, \$55,000.
Burlington corner, Third South and Main streets, 108x145 ft. Burlington Syndicate to Mrs. Mary Judge, \$175,000.
Masonic temple site, First South and Second East streets, 5x10 rods. Chambers and Keyser to Masonic Fraternity, \$10,312.
Dr. Richards, building, 20 ft. front, north of McCormick bank, to W. S. McCormick, \$23,000.
151 Main street, 49 1/2 ft. front, Henry Dinwoodey to N. W. Clayton, \$49,300.
44 East South Temple street, 5x10 rods, Eugene Gladwin to Dr. Samuel H. Allen, \$10,000.
152 East First South street, 76 ft. front, Dr. Mayo and the Misses Little to Charles H. Deere, \$10,000.
On West Temple street, north of the Tribune, 41 1/2 ft., Clayton Investment company to A. H. Boydell, \$12,000.
On Third South, east of State, 108x165 ft. Third South street, west of West Temple, 24x165 ft. James P. Dunn to Whitaker & Dullis, \$10,000.
On Third South, east of State, 108x165 ft. James Sharp estate to E. A. Wall, \$25,000.
County corner, Second West and Second South streets, 12x165 ft., Salt Lake county to E. O. Howard, \$18,000.
Total, 41 sales, \$1,251,621.
In addition to the above, it will be well to state that during the last 12 months the Short Line, the D. & R. G. and the Western Pacific roads, have bought realty in this city amounting to \$1,600,000 for prospective depots, shops, yards, etc.

tween State and Second East, brick cottage, 1,000	C. Bonnard, 148 West South Temple street, shed with brick piers, 50
Frederick C. Ralph, Eighth East between Ninth and Tenth South, brick cottage, 1,600	National Bank of the Republic, Second East and Main street, front entrance to bank, west George Williams, 123 West Fourth South street, brick house, 300
Mrs. H. J. Johnson, Eleventh East between Eleventh and Twelfth South, brick cottage, 1,800	Covey Investment Co., Third South, between First and Second West, 9-apartment flat, 3 stories high, 14,000
Mrs. Esther E. Buckle, Eleventh East, between Fifth and Sixth South, double 1-story brick house, 2,500	Sixth Ecclesiastical ward, Third West between Fourth and Fifth South, additions and alterations, 600
German Lutheran Church, Seventh South, near State, brick church building, center of block, 2,300	J. C. Wood, 274 South West Temple street, 2-story double brick, 4,000
Mrs. Euphemia Mozley, Third East and Steffenon avenue, brick cottage, 1,000	Whitaker & Dallas, 121 West Third South, brick shop, 4,000
A. A. Woods, 881 East Fifth South street, brick addition, 975	W. J. Halloran, 255-260 South Main street, new front to building, 4,000
Utah Junk Co., Eighth South and State streets, frame addition, 250	Edwood Laird, 220 West Eighth South street, 2-story brick house, 300
S. Wogensen, 327 South Fifth East street, brick addition, 800	P. A. Sorenson, 319 South Second East, improvements, 300
Mrs. Jennie Olsen, 34 South Fifth East street, brick addition, 1,000	Mrs. Clara Schaefer, Second East between Seventh and Eighth South, remodeling, 1,000
Mrs. Emma M. Powell, 716 South Sixth East, brick cottage, 1,000	J. C. Howard, Tenth East, between Fifth and Sixth South, brick cottage, 1,800
E. M. Hanson, Fairmont avenue, brick cottage, 1,300	Mrs. Maggie Mosher, 321 South Fourth East, brick cottage, 1,800
P. A. Sorenson, 319 South Second East, improvements, 300	Mrs. Kate Varney, 483 Fifth East street, brick cottage, 1,500
Mrs. Clara Schaefer, Second East between Seventh and Eighth South, remodeling, 1,000	Emil Schneider, 47 South Eleventh East, brick addition, 500
J. C. Howard, Tenth East, between Fifth and Sixth South, brick cottage, 1,800	O. D. Olsen, Tenth East and Third South streets, brick cottage, 1,500
Mrs. Maggie Mosher, 321 South Fourth East, brick cottage, 1,800	Isaac Butcher, center of block between First and Second East and Seventh and Eighth South, brick cottage, 1,500
Mrs. Kate Varney, 483 Fifth East street, brick cottage, 1,500	William R. Foster, Third street, brick cottage, 1,500
Emil Schneider, 47 South Eleventh East, brick addition, 500	Peter Gillespie, Sixth East, between Fourth and Fifth South, brick cottage, 2,750
O. D. Olsen, Tenth East and Third South streets, brick cottage, 1,500	Alex. H. Olund, Blaine avenue, brick cottage, 1,500
Isaac Butcher, center of block between First and Second East and Seventh and Eighth South, brick cottage, 1,500	George E. Jones, 1023 Wilson avenue, improvements, 800
William R. Foster, Third street, brick cottage, 1,500	H. J. Smith, 560 South Second East street, brick court, 2,000
Peter Gillespie, Sixth East, between Fourth and Fifth South, brick cottage, 2,750	Fred Gillette, Earle court, brick cottage, 1,850
Alex. H. Olund, Blaine avenue, brick cottage, 1,500	Modern Home Building Co., Ninth South, 2 brick cottages, 1,800
George E. Jones, 1023 Wilson avenue, improvements, 800	Theo. Lovendahl, rear 340 East Fourth South street, brick cottage, 1,500
H. J. Smith, 560 South Second East street, brick court, 2,000	George T. Spokes & Son, Sixth South, between Eleventh and Twelfth East, brick addition, 500
Fred Gillette, Earle court, brick cottage, 1,850	Oliver Hodgson, 741 State street, frame shop, 1,000
Modern Home Building Co., Ninth South, 2 brick cottages, 1,800	Harry Brain, 725 East Sixth South street, modern 2-story brick house, 8,000
Theo. Lovendahl, rear 340 East Fourth South street, brick cottage, 1,500	Mrs. Ivy Hogan, Ninth South, between Eighth and Ninth East, brick cottage, 1,900
George T. Spokes & Son, Sixth South, between Eleventh and Twelfth East, brick addition, 500	Mrs. Josephine Collette, 130 and Eighth South, frame addition, 500
Oliver Hodgson, 741 State street, frame shop, 1,000	H. G. Lawrence, 1168 East Third South street, brick cottage, 1,000
Harry Brain, 725 East Sixth South street, modern 2-story brick house, 8,000	William Christoffersen, Eleventh East and Eleventh South, brick cottage, 1,000
Mrs. Ivy Hogan, Ninth South, between Eighth and Ninth East, brick cottage, 1,900	O. P. Peterson, Fifth South and Ninth East, brick cottage, 1,000
Mrs. Josephine Collette, 130 and Eighth South, frame addition, 500	D. E. Hill, 167 Bryan avenue, brick cottage, 950
H. G. Lawrence, 1168 East Third South street, brick cottage, 1,000	Berjot Benfield, 617 St. Albans avenue, brick building, 1,800
William Christoffersen, Eleventh East and Eleventh South, brick cottage, 1,000	C. Moynihan, Bryan avenue, improvements, 75
O. P. Peterson, Fifth South and Ninth East, brick cottage, 1,000	Octave Bolischweiler, 1169 East Sixth South, brick cottage, 1,500
D. E. Hill, 167 Bryan avenue, brick cottage, 950	John H. Threlkeld, Tenth East below Ninth South, frame house, 100
Berjot Benfield, 617 St. Albans avenue, brick building, 1,800	William H. Thompson, Eleventh East, brick cottage, 900
C. Moynihan, Bryan avenue, improvements, 75	Mr. Bradisher, Seventh South, between Second and Third East streets, brick cottage, 1,200
Octave Bolischweiler, 1169 East Sixth South, brick cottage, 1,500	J. A. Fritsch, Thirteenth East, between Fourth and Fifth South, 2 brick cottages, 1,800
John H. Threlkeld, Tenth East below Ninth South, frame house, 100	John H. Threlkeld, Tenth East below Ninth South, frame house, 2,000
William H. Thompson, Eleventh East, brick cottage, 900	O. Johnson, 513 East Fourth South street, brick cottage, 1,500
Mr. Bradisher, Seventh South, between Second and Third East streets, brick cottage, 1,200	Charles A. Doe, 309 South Seventh East street, brick cottage, 2,500
J. A. Fritsch, Thirteenth East, between Fourth and Fifth South, 2 brick cottages, 1,800	P. M. Uimer, 418 420 South State street, 1 story brick house, 975
John H. Threlkeld, Tenth East below Ninth South, frame house, 2,000	Mr. McFluer, 334 South Main street, store front, 500
O. Johnson, 513 East Fourth South street, brick cottage, 1,500	S. & C. S. Vedner, Fourth South and Third East, triple 2-story terrace, 8,400
Charles A. Doe, 309 South Seventh East street, brick cottage, 2,500	Two double 2-story brick houses, \$5,000 each, 10,000
P. M. Uimer, 418 420 South State street, 1 story brick house, 975	Six 1-story cottages, 6,600
Mr. McFluer, 334 South Main street, store front, 500	James Howard, 553 South Eleventh East street, brick cottage, 1,200
S. & C. S. Vedner, Fourth South and Third East, triple 2-story terrace, 8,400	Nels Danielson, Lincoln avenue, frame cottage, 800
Two double 2-story brick houses, \$5,000 each, 10,000	E. R. Hatfield, 612 East Third South street, frame barn, 100
Six 1-story cottages, 6,600	Total, 41 sales, \$1,251,621
James Howard, 553 South Eleventh East street, brick cottage, 1,200	Grand total, \$2,922,781

SECOND MUNICIPAL WARD.

Covey Investment Co., Third South, between First and Second West, 2-story flats, 16,000	George Curley, First West, between First and Second South streets, brick cottage, 1,000
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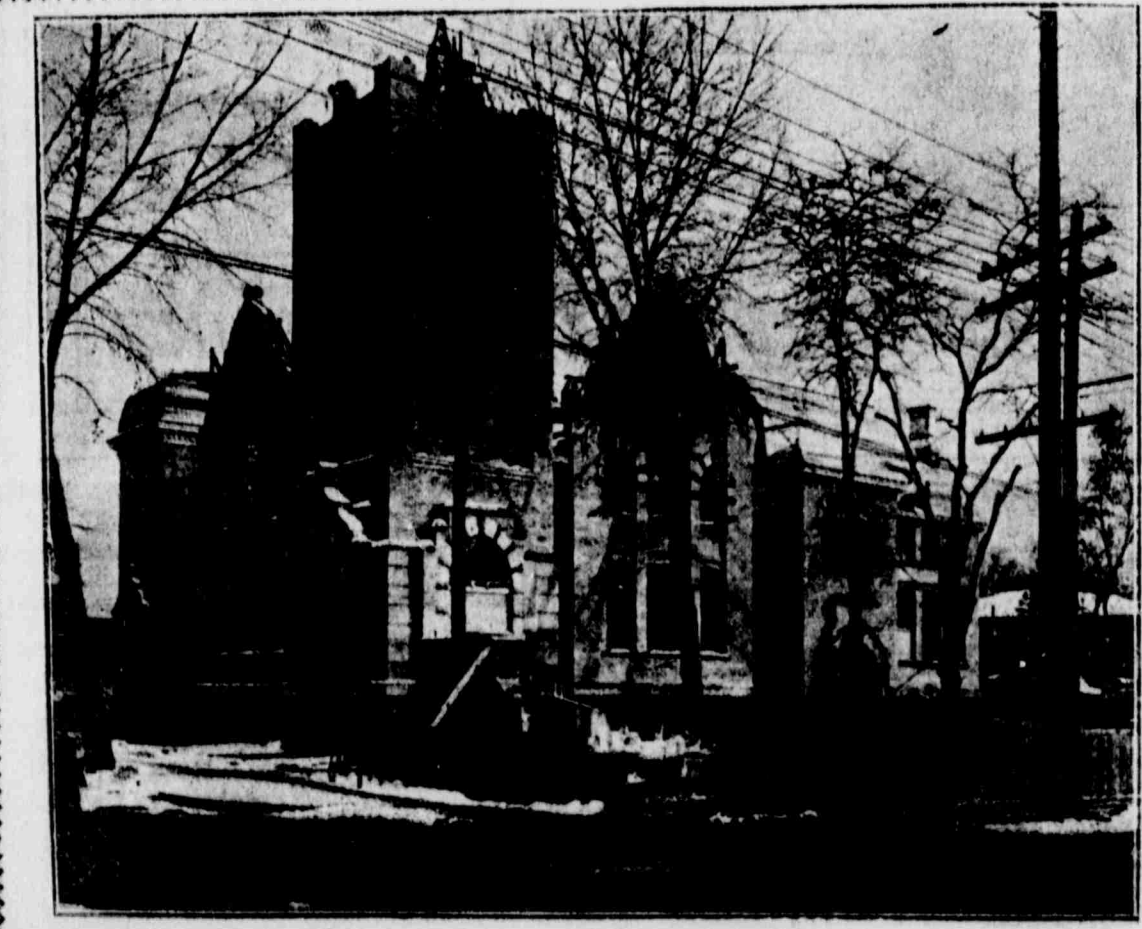


Photo by Johnson. HANDSOME NEW METHODIST CHURCH NEARING COMPLETION.



THE MASONIC HALL, ONE OF THE NEW BUILDINGS OF NEXT YEAR.